



# City of Carmel

## CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

**WEDNESDAY, MAY 5, 2010**

CAUCUS ROOMS, 2<sup>nd</sup> FLR  
CARMEL CITY HALL  
ONE CIVIC SQUARE  
6:00 PM

Members Present: Jay Dorman, Kevin "Woody" Rider, Rick Ripma, Steve Stromquist,  
Sue Westermeier

DOCS Staff Present: Rachel Boone, Christine Barton-Holmes

Also Present: Ramona Hancock, Plan Commission Secretary

The Special Studies Committee considered the following items:

1. **Docket No. 10040008 ADLS Amend: CNO Financial Group – Signage**  
The applicant seeks approval for a two new wall signs, one facing north and one facing south. The site is located at 11825 N. Pennsylvania St. and is zoned B-2/Business. Filed by Staley Signs.
2. **Docket No. 10040011 ADLS Amend: CNO Financial Group – Signage**  
The applicant seeks approval for one new wall sign facing north. The site is located at 535 N. College and is zoned B-2/Business. Filed by Doug Staley Sr. of Staley Signs.

**Note:** Items 1 and 2 were heard together.

Present for Petitioner: Doug Staley, Sr., Staley Signs

### Overview:

- Request three wall signs for two separate buildings
- Locations: 11825 North Pennsylvania and 535 North College
- Pennsylvania Street building will have two identical signs—one facing north, one facing south
- Pennsylvania Street signs are 105 square feet, internally illuminated, mounted to wall surface
- All three signs are gray in color, with blue, red and white logo—within sign ordinance
- College Avenue sign are same colors, lighting and mounting, and is 70 square feet; same logo and size

### Dept Report, Rachel Boone:

- Signs are allowable under the ordinance
- Dept recommends approval

Motion: Jay Dorman "To approve Docket Nos. 10040008 ADLS Amend and 10040011 ADLS Amend, CNO Financial Group -- Signage as presented to the Committee;" seconded by Steve Stromquist, approved 5-0.

**3. Docket No. 10040012 ADLS Amend: Krieg DeVault – Signage**

The applicant seeks approval for a new wall sign to replace their existing sign.

The site is located at 18000 N. Meridian St. and is zoned B-2 within the US 31 Overlay Zone.

Filed by Mark Keen of ISF Signs on behalf of Krieg DeVault.

Present for Petitioner: Mark Keen, ISF Signs, 6465 Rucker Road, Indianapolis.

**Overview:**

- Proposed wall sign is 90 square feet
- Logo is 7.89 square feet and meets the 25% logo rule
- Sign will be individual letters, reverse illuminated except for logo and spacing bar that will have illuminated faces
- Sign will be mounted directly to the building
- Color of text is white, logo colors are red and white—red is not illuminated

**Dept Report, Rachel Boone:**

- Proposed signage is allowable under the Ordinance
- Dept recommends approval

Motion: Kevin "Woody" Rider, "To approve Docket No. 10040012 ADLS Amend, Krieg DeVault Signage as presented to the Committee;" seconded by Susan Westermeier, Approved 5-0.

**4. Docket No. 10040013 ADLS Amend: Savvy Decor – Signage** The applicant seeks approval for a two new signs. The site is located at 41 S. Range Line Rd. and is zoned C-2 within the Old Town Main Street Sub-area Overlay. Filed by Linda Mordoh of Savvy Decor.

Present for Petitioner: Linda Mordoh, 2105 Pinehurst Drive, Carmel.

**Overview:**

- Propose two new signs at 41 South Range Line Road
- Tenant is located at a corner/street intersection – 2 signs allowed
- Sign will be post & arm construction
- Sign size and height meets Sign Ordinance
- Sign will be externally illuminated from existing, installed ground light
- Seasonal plants/flowers to be planted at base of sign after installation

**Dept Report, Rachel Boone:**

- Sign is approved design for Old Town
- Dept is in support of request

Motion: Jay Dorman "To approve Docket No. 10040013 ADLS Amend, Savvy Décor Signage as presented to Committee;" seconded by Steve Stromquist, Approved 5-0.

**5. Docket No. 10040005 ADLS Amend: Carmel Science & Tech Park, blk 17, lot 2 –**

**Advantage Medical.** The applicant seeks approval for a 1,680 square foot building addition. The site is located at 12415 Old Meridian Street, and is zoned OM-O/Old Meridian District, Office Subarea.

Filed by Adam Dehart of Keeler-Webb Associates.

Present for Petitioner: Tom McHaffie, Tom McHaffie Company, P.O. Box 3231, Carmel; Jeff Worrell, Advantage Medical, 12415 Old Meridian.

Overview:

- Building Addition will be 1,680 square feet
- Addition to be constructed at the rear of site
- Addition will be consistent with existing materials and building design

Dept Report, Christine Barton-Holmes:

- Urban Forestry has reviewed & approved landscape plan
- City Engineering and County Surveyor's office have expressed no major concerns
- Petitioner is to work with Dept of Engineering regarding erosion control and right-of-way as needed
- Dept recommends positive consideration

Motion: "Woody" Rider "To approve Docket No. 10040005 ADLS Amend, Carmel Science & Tech Park, blk 17, lot 2, Advantage Medical, as presented to the Committee," seconded by Steve Stromquist, Approved 5-0.

**6. Docket No. 10040006 ADLS Amend: Woodland Shoppes - Nippers Grill & Tap Patio**

The applicant seeks approval for an outdoor patio. The site is located at 1772 E. 116<sup>th</sup> St. and is zoned B-8/Business. Filed by Amy Ward, manager.

Present for Petitioner: Amy Ward, Manager, Nippers Grill & Tap, 1772 East 116<sup>th</sup> Street, Carmel

Overview:

- Seeking approval for a concrete, outdoor seating patio
- Patio to be constructed north and adjacent to the building (northeast corner of Woodland Shoppes)
- Two outdoor speakers to be installed—attached to juke box—on separate control for volume
- NO live music
- Arborvitae shrubs to be planted along east side of patio to buffer sight & sound
- Patio would have two, wall mounted lights; currently have 3 on the back of the bldg
- Lights to be on a timer—off when the patio closes
- No bar on the patio; tables only
- From patio to fence line to the east is approximately 115 feet
- If noise level is an issue, would be enforced by City Ordinance/Code Enforcement
- A 3-4 foot fence is proposed along the east side of the patio—required by Excise
- Hours of operation for patio: Sun thru Thurs open until 10:00 pm; Fri and Sat open until midnight

Dept Report, Christine Barton-Holmes:

- E-mail remonstrance received from manager of Governor's Square Apartments—noise complaint
- Urban Forestry has approved landscape plan—requires 6 ft arborvitae
- Patio would be at north end and adjacent to building, as far away as possible from neighbors to the east
- Drainage ditch, fence, and shrubs currently separate the facility and neighbors to the east
- Dept prefers a 5 or 6 foot fence around patio because of location
- Petitioner is to work with Dept of Engineering on erosion control
- With proper screening, should be an asset to the area
- Noise level complaints would be regulated and enforced by City Code

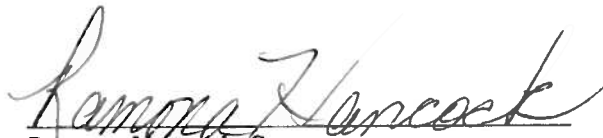
Committee Questions/Comments:

- Prefer 6 foot wrought-iron fence
- If Urban Forestry requires six, 5 ft tall trees, no reason for 6 foot tall fence
- Noise will likely be an issue—unfair to neighbors—not in favor
- Patio size is 25X25 feet—suggest sign on gate to say “not an entrance”
- Prefer sign on gate to say “emergency exit only”
- Noise level should be kept low—inspected/checked periodically
- Lights & music on patio must be turned off at completion of stated hours of operation
- Type of behavior reported by neighbors—not good so close to residents to the east—not in favor
- Nippers patio addition would be market competitive and in keeping with other similar facilities

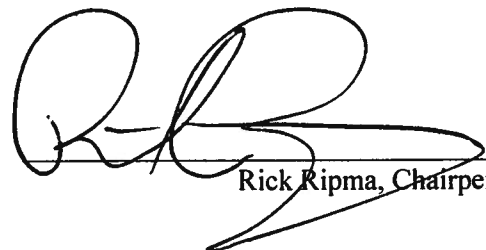
**Note:** Amy Ward, Manager at Nippers, says she has never received a complaint from the neighbors in the two years she has been manager at this facility.

Motion: Kevin “Woody” Rider, “To approve Docket No. 10040005 ADLS Amend, Woodland Shoppes, Nippers Grill & Tap Patio with the following conditions: 1) Installation of a black, four foot (4’) wrought iron style/type fence around the perimeter of the patio; 2) “Emergency Exit Only” sign to be installed on the gate; 3) Regular sound checks to be conducted so there is no noise disturbance; 4) Installation of six, 5-foot tall, Emerald Green Arborvitae Trees on the east side to buffer the residents of the Governor’s Square Apartments, pursuant to landscape plan approved by the City Urban Forester.” The motion was seconded by Steve Stromquist, Approved 4 in favor, one opposed (Westermeier.)

The meeting adjourned at 6:40 PM.



Ramona Hancock, Secretary



Rick Ripma, Chairperson